



# COHO/BRANT INFRASTRUCTURE REFINEMENT PLAN



CITY OF NEWPORT  
AUGUST 2012

---

## ACKNOWLEDGEMENTS

### **City Council / Urban Renewal Agency**

Mark McConnell, *Mayor*  
David Allen, *Council President*  
Jeff Bertuleit, *URA Chair*  
Richard Beemer  
Sandra Roumagoux  
Lon Brusselback  
Dean Sawyer

### **Key Stakeholders**

Wayne Belmont, *Lincoln City Counsel*  
Mary Ann Bozza, *Hatfield Marine Science Center*  
Matt Brown, *LOCI*  
John Bungay, *Bungay Properties LLC*  
Barbara Bungay, *Bungay Properties LLC*  
Dennis Comfort, *South Beach State Park*  
John DeTar, *Oregon Department of Transportation*  
Richard Diaz  
Gary East  
Chuck Forinash  
Joyce Gaffin  
Kent Quesnel  
Donn Man, *Port of Newport*  
Jim McIntyre  
Richard Murray  
Hal Pritchett  
James Schones  
Sandra Schones

### **Design Team**

Colin McArthur, *Cameron McCarthy*  
Matt Scheibe, *Cameron McCarthy*  
Lauren Worland, *Cameron McCarthy*  
Zach Rix, *Cameron McCarthy*  
Matt Keenan, *KPFF*  
Mike Schmidt, *KPFF*  
Jesse Willor, *KPFF*  
Aaron Fisher, *KPFF*



|           |  |           |
|-----------|--|-----------|
| <b>1.</b> | <b>Introduction</b>                                    | <b>1</b>  |
| 1.1       | Overview   | 2         |
| 1.2       | Planning Process and Public Involvement                | 3         |
| 1.3       | Relationship to Other Plans                            | 4         |
| 1.4       | Project Assumptions                                    | 7         |
| <b>2.</b> | <b>Existing Conditions &amp; Area Analysis</b>         | <b>9</b>  |
| 2.1       | Project Area   | 10        |
| 2.2       | Neighborhood Description                               | 12        |
| 2.3       | Land Uses  | 14        |
| 2.4       | Streets, Sidewalks, & Shared-use Paths                 | 16        |
| 2.5       | Parks, Open Space, Natural Areas, and Trails           | 22        |
| 2.6       | Utilities  | 24        |
| 2.7       | Opportunities & Constraints Summary                    | 25        |
| 2.8       | Preferences Survey                                     | 27        |
| <b>3.</b> | <b>Preferred Alternative</b>                           | <b>31</b> |
| 3.1       | Neighborhood Circulation                               | 32        |
| 3.2       | Parks & Open Space Improvements                        | 34        |
| 3.3       | Highway 101 / SW 35th Street Intersection Improvements | 38        |
| 3.4       | Utilities Improvements                                 | 40        |
| 3.5       | Illustrative Plan                                      | 44        |
| <b>4.</b> | <b>Implementation</b>                                  | <b>47</b> |
| 4.1       | Project Cost Estimates                                 | 48        |
| 4.2       | Project Prioritization                                 | 67        |
| <b>5.</b> | <b>Recommendations</b>                                 | <b>69</b> |
| 5.1       | Policy Recommendations                                 | 70        |
|           | Appendix A: Opportunity & Constraints Analysis         |           |
|           | Appendix B: Stakeholder Conservation Priorities        |           |
|           | Appendix C: Draft Concepts                             |           |
|           | Appendix D: Preferences Survey Results                 |           |
|           | Appendix E: Utilities Diagrams                         |           |
|           | Appendix F: Project Cost Estimates Worksheets          |           |
|           | Appendix G: Safe Haven Hill                            |           |

*This page is intentionally left blank.*